

Good evening,

My name is Ed Abelite and I am the Managing General Partner for the Neighborhood Retail shopping center known as Canyon Creek Plaza. Canyon Creek is approximately 60,000 SF in size and has been open since 2000. I am responsible for all aspects of this center which is located in the Silver Creek area. I am a local resident at 4947 Shiloh Place.

In fact, I am also the Executive Vice President of the new Home Owners Association's called the RANCH which was just recently built in Evergreen. This association totals 538 homes.

I am here tonight to adamantly OPPOSE a portion of the Retail Study created for ESP II. The portion I am speaking about is the expansion of a retail component to the Evergreen Community College property beyond what already exists with particular reference to any expansion which would include a big box retailer or a Full Service Grocery Operation. In support of this, I refer to the letter dated October 23, 1996 from Michael Hill as Vice Chancellor of Evergreen Community College.

Our center known as Canyon Creek is anchored by Cosentino's Markets. Cosentino's size is approximately 46% of our entire center. So the center is heavily dependant on the success of that Food Market. Many of you are familiar with our center and know that we are not a standard strip mall. Our Architecture and Landscaping maintenance are outstanding. This does not occur by accident. It takes effort and pride. We do this to keep the center healthy.

But Canyon Creek Plaza will NOT remain healthy if a Full Service Grocery Operation is allowed to be developed in our trade area. Without going into detail in this public setting, suffice it to say, the

Retail Study conclusions that the area around the College site can support another Grocery Store are INCORRECT.

I am contractually not allowed to disclose the sales volumes of Cosentino's but I will say that their store sales are below their projected opening volumes and I am further informed that the Lunardi's store is operating significantly below their projections.

Any study that concludes that a new Full Service Grocery Operation developed within 4,600 lineal feet of Cosentino's, and in such close proximity to Lunardi's, will not irreparably damage both Food store operations and the surrounding tenants within those Centers is utterly and completely WRONG.

Building another full service grocery operation within 4600 Feet of Cosentino's will take away much of the anchor traffic that we currently have. By going down this path, the ESP II would be putting the future of our center in jeopardy.

To be absolutely clear, the DESIGN of Canyon Creek Plaza was totally reliant on the WRITTEN commitment of the Community College. Had we known that the College was going to renege on their written commitment, we would have designed something different.

It is obvious to me, that the Evergreen Area Retail Study report is flawed with serious issues as they relate to the future of our Cosentino's site and the Shapell Lunardi's site. This Task force, the Planning Department, the Planning Commission and the City Council should not rely on the report as it is currently presented.

I will conclude by saying that no Retail consultants ever contacted me about this study. I never got a call and so the outreach came up short. May I suggest that as a minimum there needs to be a peer review of the report as it relates to the trade areas around Canyon Creek Plaza and Lunardi's.

I will be happy to stay after the task force adjourns to answer any questions you may have.

Thank you for your time.